



# Land Acknowledgement

We acknowledge that the Downsview lands are on the traditional territory of the Mississaugas of the Credit who signed Treaty 13 (1805), and that these lands have also been the historic homelands of the Huron Wendat and Haudenosaunee people.







NORTHCREST  
DEVELOPMENTS

# Northcrest 1st District Working.Together.

VIRTUALTOWN HALL  
MARCH 9, 2022







# Northcrest Developments

- ▶ Northcrest Developments was created by PSP in 2018 to oversee the planning and development of its lands in Downsview.
- ▶ PSP Investments manages the pensions of the federal public service, Canadian military and RCMP.
- ▶ Bombardier is leasing the site from PSP Investments until it relocates in late 2023.







# Responsible Development

- ▶ Northcrest believes that real estate development can contribute to more sustainable, inclusive, and equitable future.
- ▶ To do that must be done thoughtfully and responsibly.
- ▶ Northcrest is working on a Responsible Development framework that will:
  - Set ambitions
  - Measure performance
  - Ensure accountability
- ▶ Ongoing engagement is a critical part of the process







# 01 Overview



CONCEPTUAL RENDERING





# Framework Guiding Principles



ESTABLISHING  
COMPLETE,  
CONNECTED  
COMMUNITIES



ACHIEVING  
INHERENT  
SUSTAINABILITY &  
RESILIENCE



CULTIVATING  
CITY-NATURE



CONNECTING  
PEOPLE & PLACES



EMBEDDING  
EQUITY &  
ACCESSIBILITY



HONOURING THE  
UNIQUENESS OF  
THE PLACE AND ITS  
PEOPLE

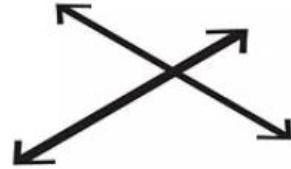




## Transportation



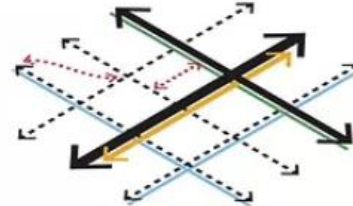
Secondary Plan



Major Street Network



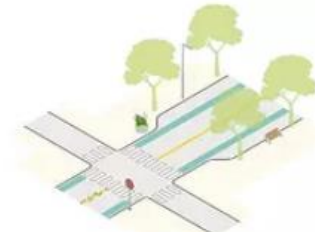
District Planning



Local Mobility Network

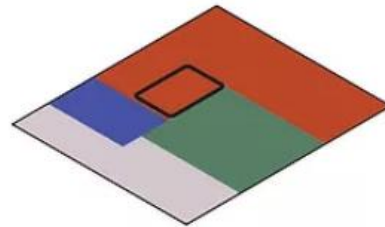


Detailed Design & Planning Applications

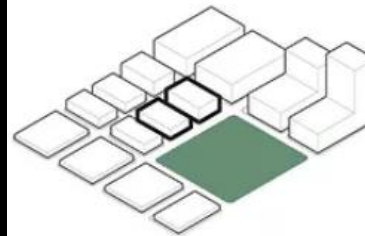


Street Design

## Land Use & Built Form



District Land Use



Development Massing

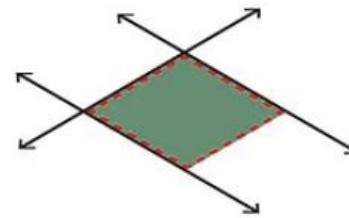


Architectural Design

## Parks & Open Space



Open Space Network



Park Location, Size and Programming



Detailed Park Design





# OVERVIEW







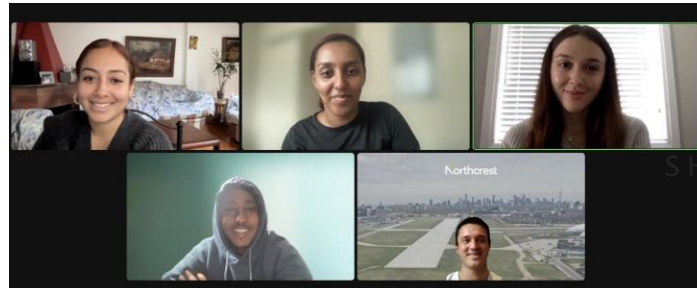
# Working. Together.

- **Community engagement** is an important part of our planning process. Regular and meaningful community engagement will help us ensure that the 1st District plans reflect the community's priorities.

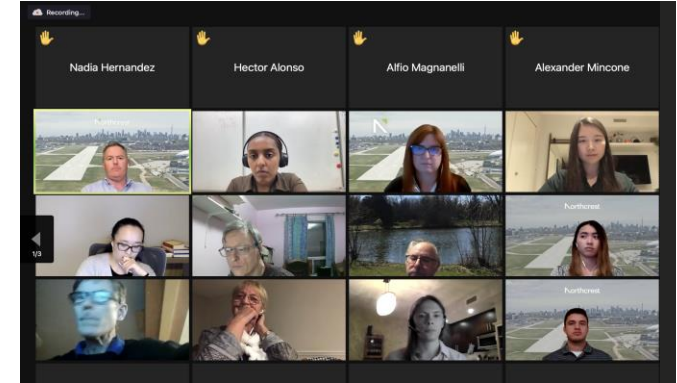
**Working together**, we will create a place where everyone can thrive.



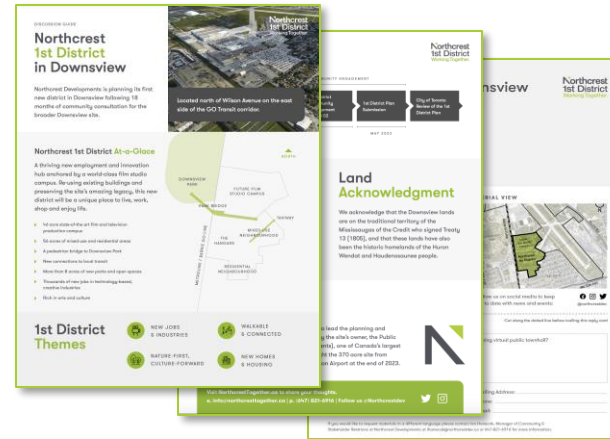
YOUTH  
ENGAGEMENT



PUBLIC  
TOWNHALL



MAILERS &  
DISCUSSION GUIDE



WEBSITE &  
ONLINE SURVEY



INDIGENOUS  
SHARING MEETING

MEETING WITH  
AFRICAN, CARIBBEAN &  
BLACK COMMUNITIES



02

# Project Vision





# District Vision

- ▶ **A vibrant, thriving employment hub** built on Downsview's legacy of innovation and excellence.
- ▶ Home to technology-based, creative industries, bringing **new jobs and opportunities**.
- ▶ **Low-carbon**, highly walkable community, with a new connection to Downsview Park, local transit service.
- ▶ New housing, including a range of affordability options, that will come with **new parks**, playgrounds and cultural programming.
- ▶ Will retain the rich heritage and history of the area and be **a place welcoming to all**.





# 1st District Themes



JOB  
S  
AND  
OP  
PORTUNITIES



HOMES  
AND  
AMENITIES



WALKABLE  
AND  
CONNECTED



SUSTAINABLE  
AND  
HEALTHY



VIBRANT PUBLIC  
SPACES AND CULTURE





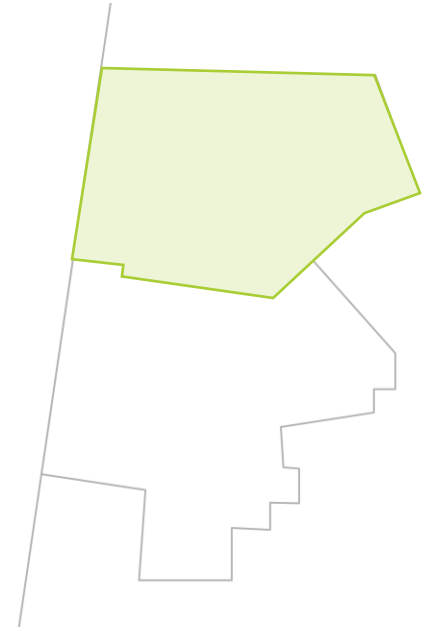
# 03 Jobs & Opportunities





# Film Studio Campus

- ▶ A major film studio campus delivering thousands of new jobs and approximately 1.1 M square feet of state-of-the-art film studios and related uses
- ▶ New construction (Phase A) and the future expansion into the existing hangar complex to the south (Phase B)



CONCEPTUAL RENDERING



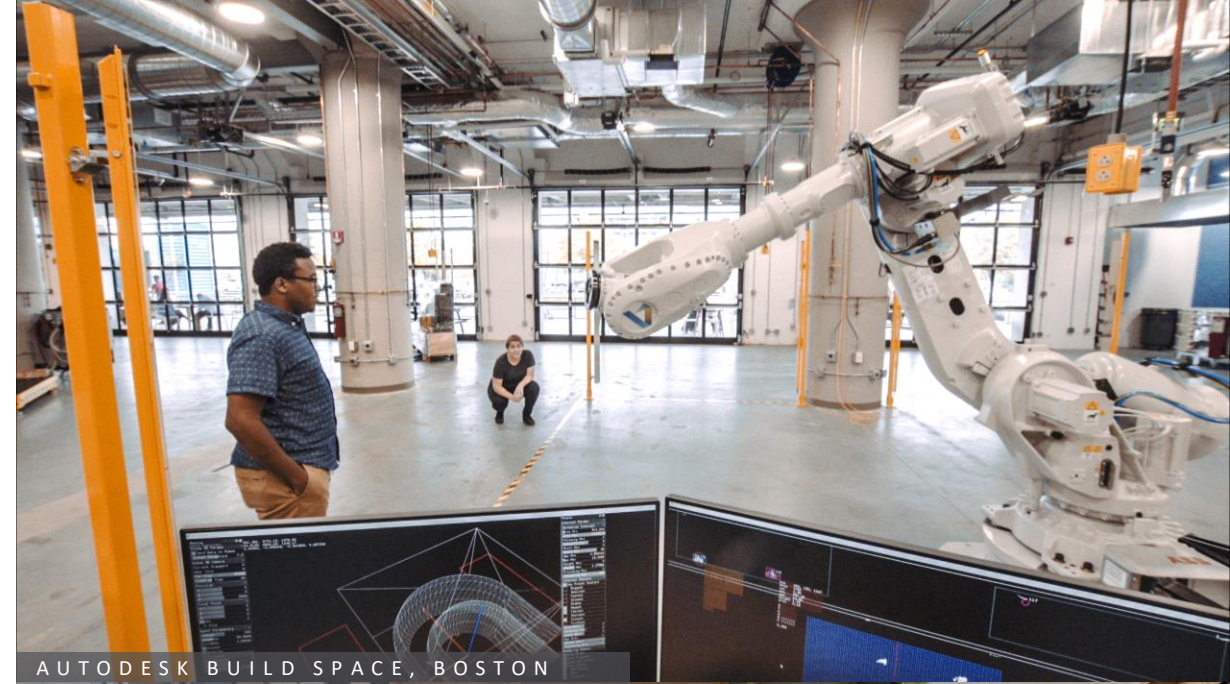
CONCEPTUAL RENDERING





# Focus on Innovation

- ▶ **More than 7,000 direct jobs** and thousands more indirect jobs
- ▶ Attracting jobs of the future including in life sciences, tech, film and digital media
- ▶ A mix of tenants including mature businesses, institutional uses, non-profits, start-ups/early-stage companies and incubators
- ▶ A variety of workplaces, including indoor/outdoor settings, collaboration spaces, labs, creative offices











# Local Economic Development

- ▶ Initiatives that prioritize jobs for local residents and equity-deserving groups
- ▶ Social procurement initiatives that will support local and diversely-owned businesses
- ▶ Site activation opportunities with affordable spaces to encourage local entrepreneurship



NPOWER, TORONTO

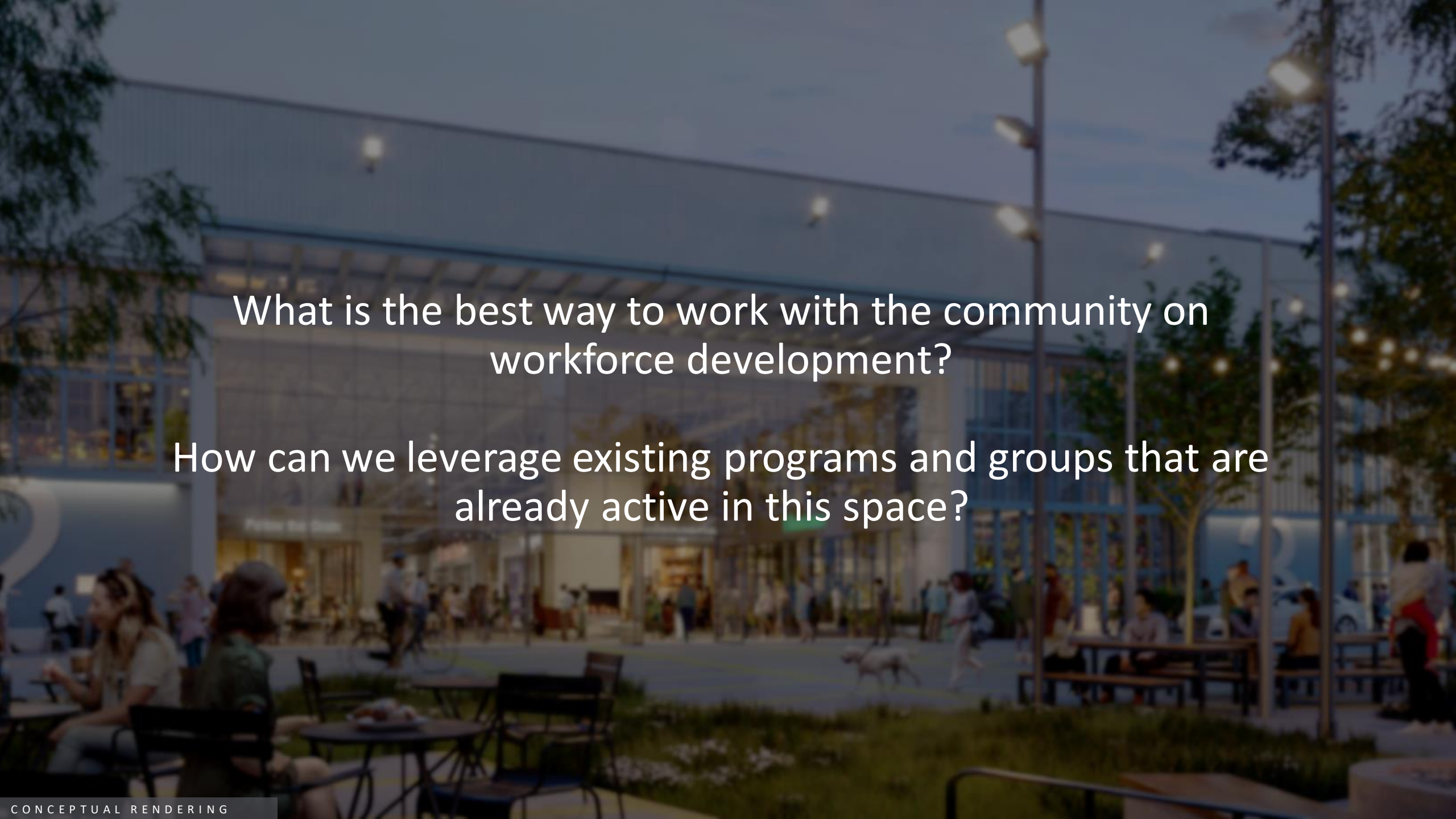


THE NEW MARKET, MINNEAPOLIS



YORK UNIVERSITY, TORONTO



A conceptual rendering of a modern community center at dusk. The building features a large glass facade and a flat roof with exposed structural elements. The interior is brightly lit, and the exterior is illuminated by warm, modern lighting fixtures. In the foreground, there is a paved plaza with greenery, benches, and people sitting at tables. A dog is walking in the plaza. The overall atmosphere is vibrant and community-oriented.

What is the best way to work with the community on  
workforce development?

How can we leverage existing programs and groups that are  
already active in this space?



04

# Homes & Amenities



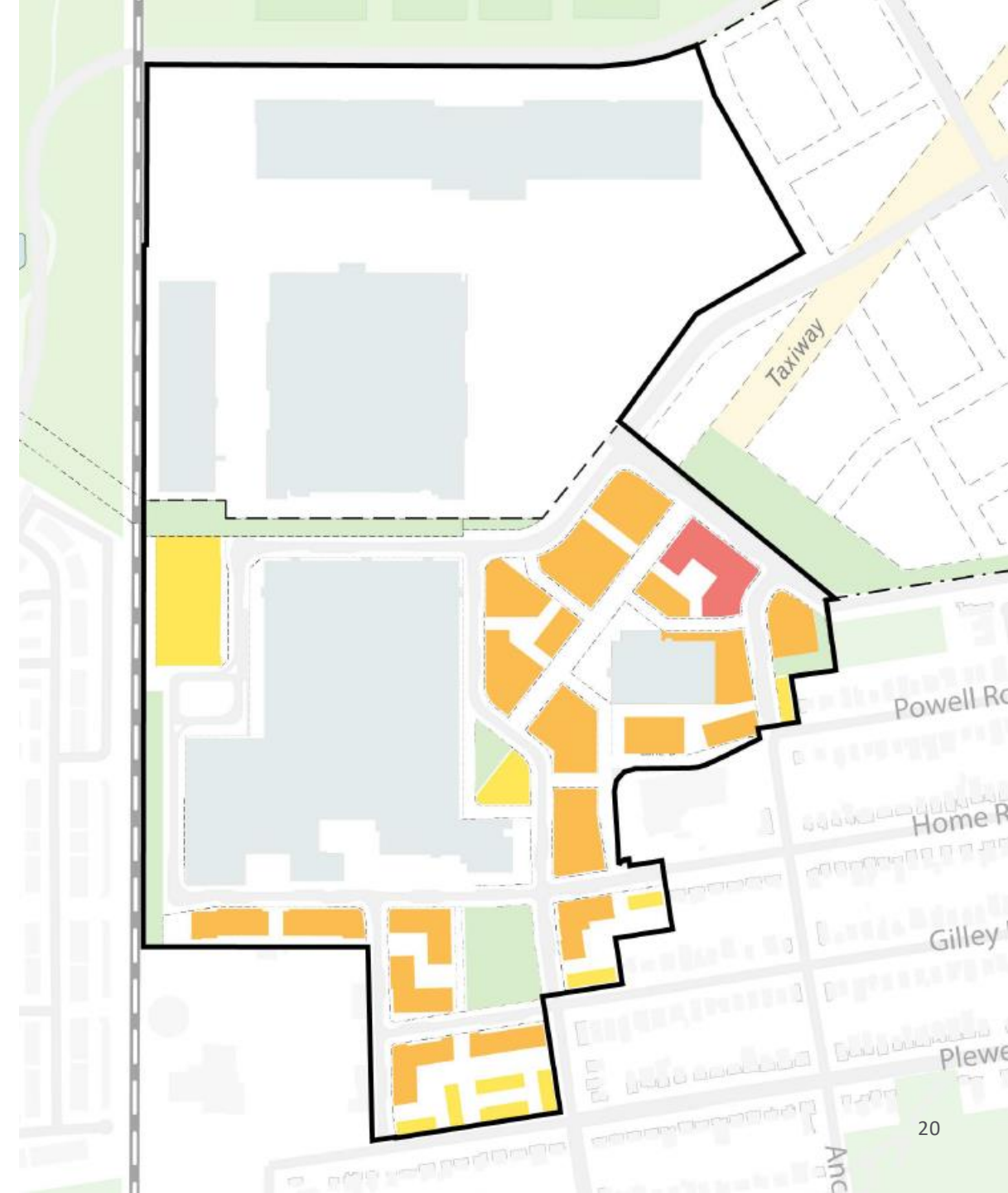
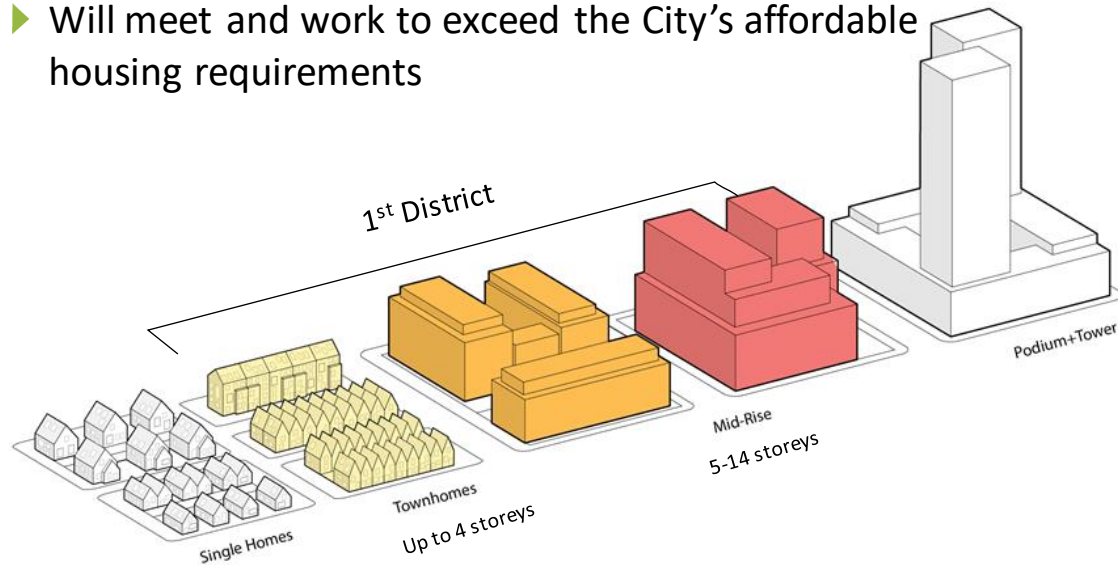
CONCEPTUAL RENDERING





# Housing Options

- ▶ Predominately mid-rise with low-rise near existing neighbourhoods
- ▶ ~ 3,000 new housing units
- ▶ Mix of ownership and rental
- ▶ Nearly half will be 2+ bedroom units
- ▶ Will meet and work to exceed the City's affordable housing requirements















## Community Facilities



## Parks & Open Space



## Retail



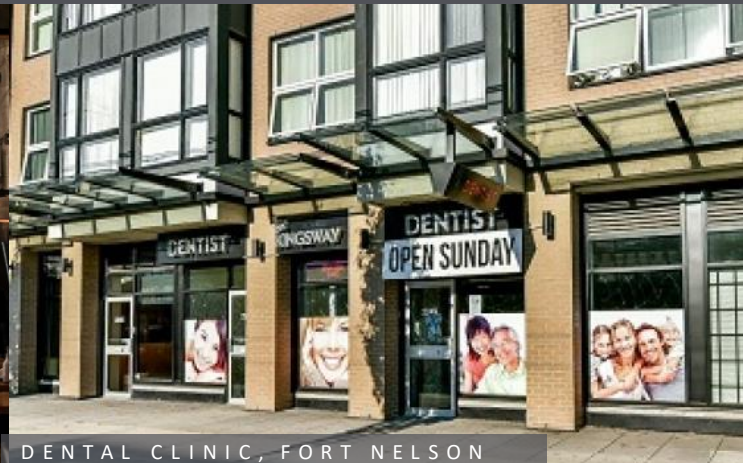
## Recreation



## Food & Beverage



## Services







What are the community amenities  
that you would like to see in this  
new neighbourhood?





05

# Walkable & Connected



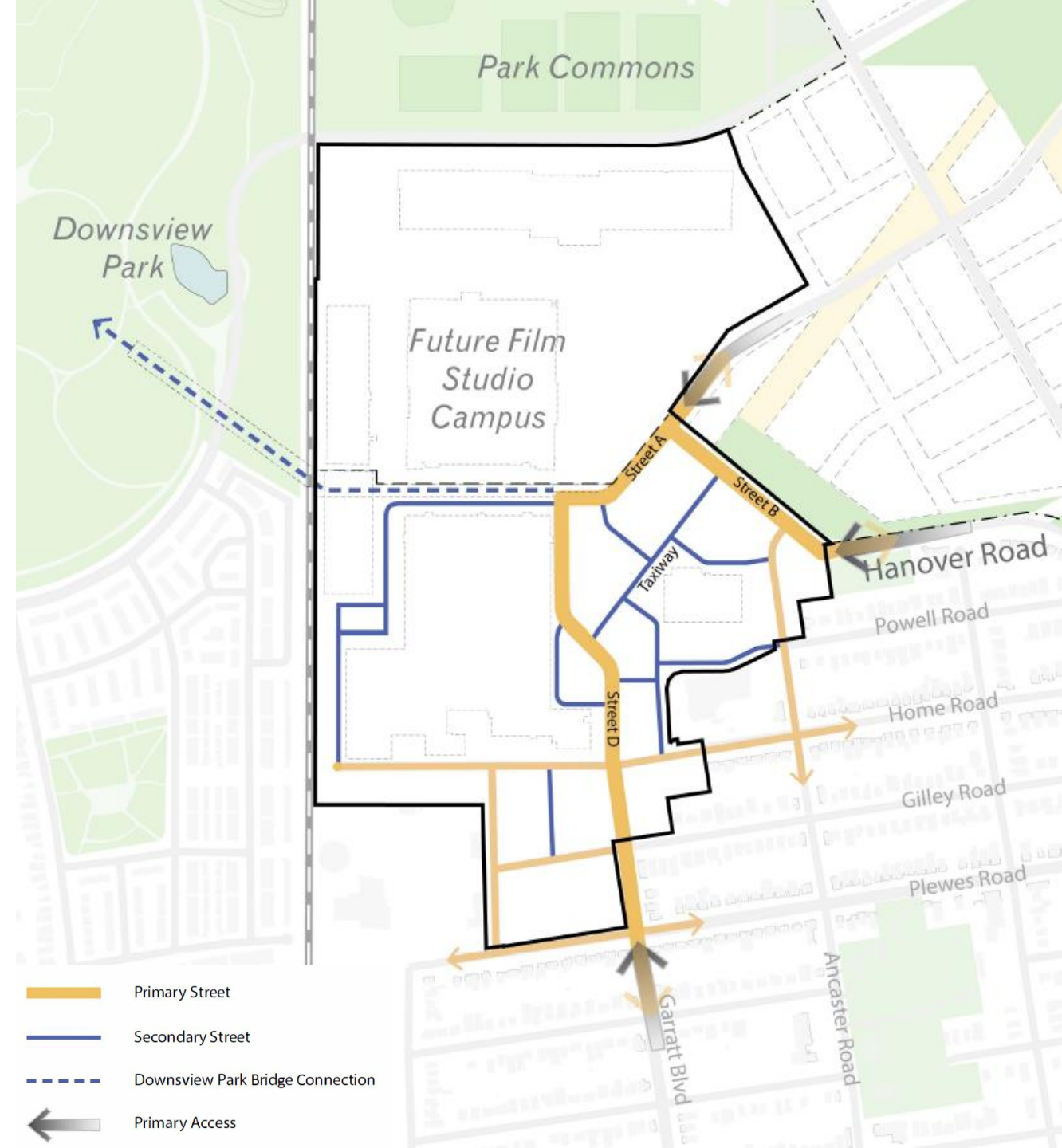




WALKABLE & CONNECTED

# Connected to the Existing Community

- ▶ New roads, cycling routes and pedestrian paths, connecting the new district to existing neighbourhoods and Downsview Park
- ▶ Opening the Bombardier lands to the community while lessening commercial thru traffic

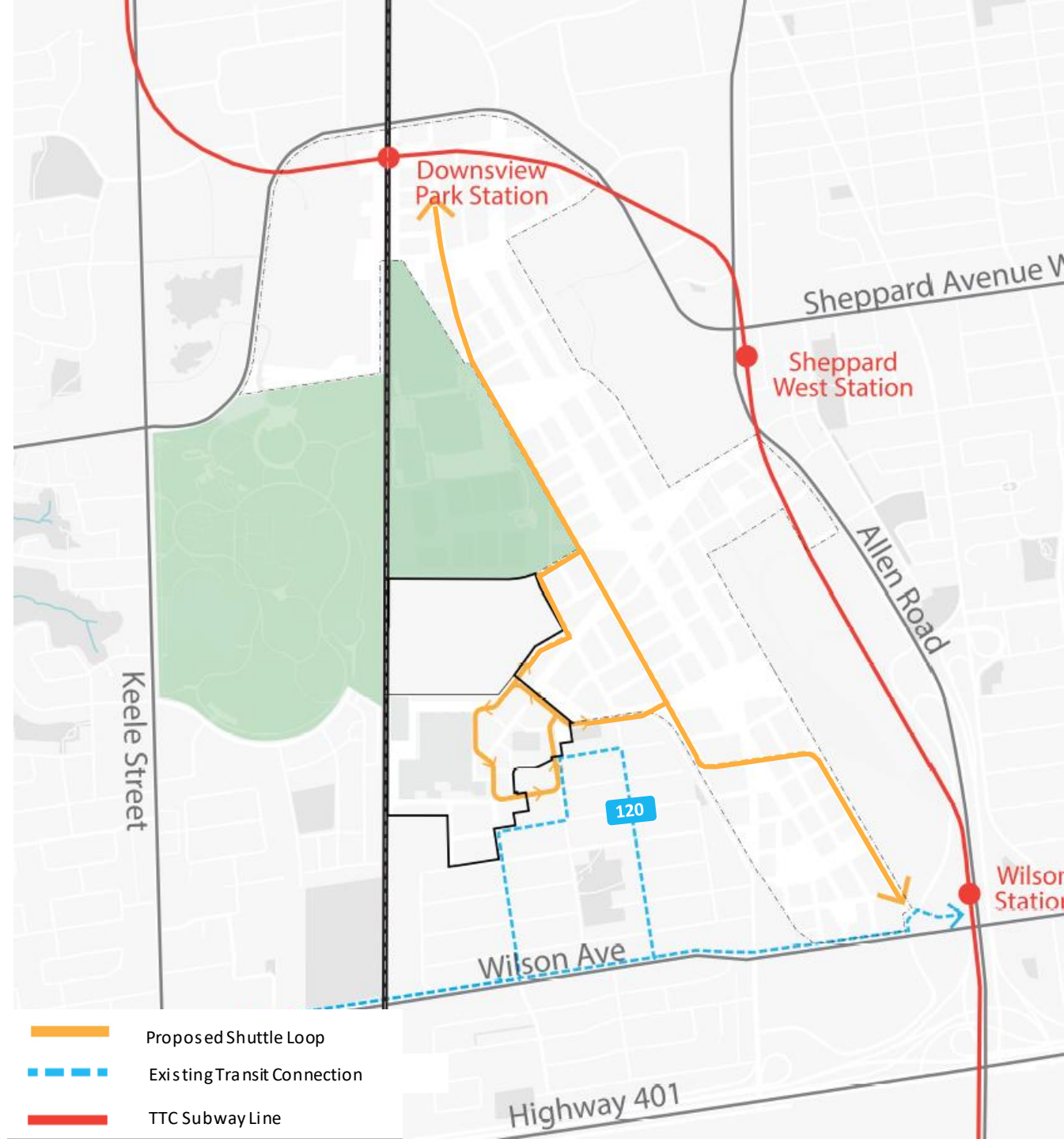




WALKABLE & CONNECTED

# Mobility Options

- ▶ Community where home, work, groceries, daycare and other daily needs are within a short walk
- ▶ Early days will see a free shuttle available to the local community
- ▶ Expand transit options to provide frequent connections to TTC/GO stations
- ▶ Create an environment that is safe, welcoming, and accessible to all







# New Downsview Park Bridge


- ▶ A nature-oriented pedestrian and cycling bridge connecting the new District to Downsview Park
- ▶ The trail will feature lush greenery, activated with public art, while providing scenic views of the park and downtown skyline









A conceptual rendering of a park or urban trail. The scene shows a paved path winding through lush greenery, including tall grasses and flowering trees. Several people are depicted: a man and a woman walking in the foreground, a person riding a bicycle, a group of people standing and talking, and a woman sitting on a small stool playing a cello. The overall atmosphere is one of a safe, accessible, and connected community space.

What are the most important  
features of a safe, accessible  
and connected neighbourhood?



06

# Vibrant Public Spaces & Culture





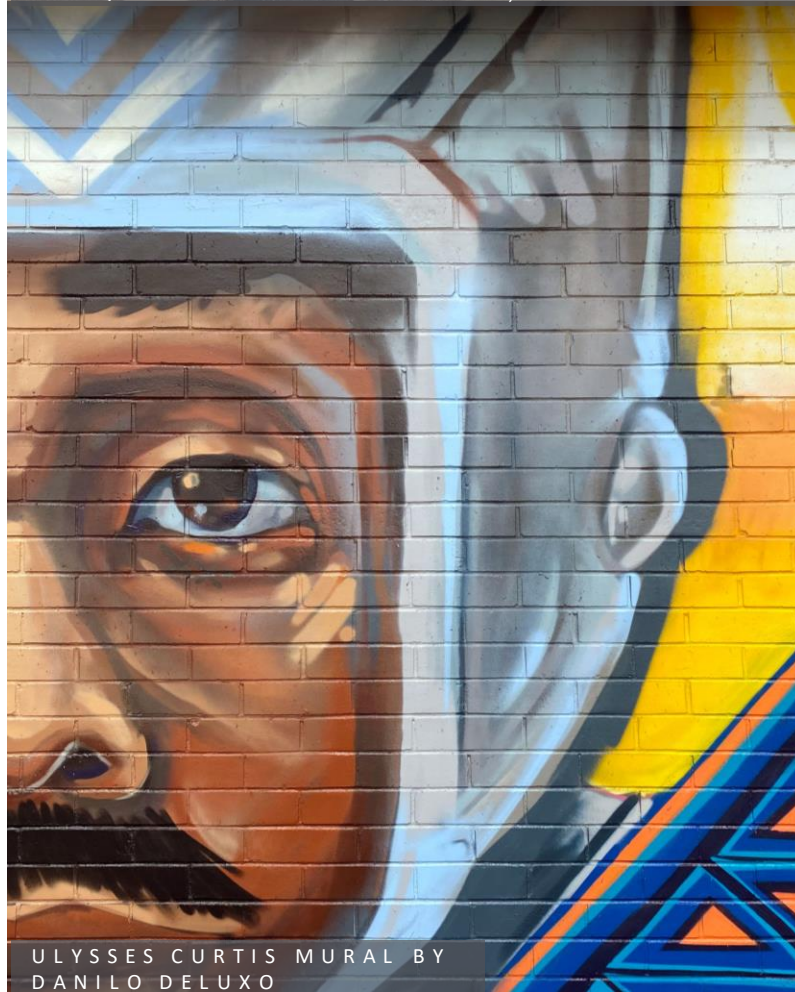


# Arts & Culture

- ▶ A celebration of Downsview art, culture and heritage that incorporates diverse and local voices
- ▶ Building on existing initiatives like XOXO Downsview
- ▶ Working on a comprehensive arts and culture plan with the community



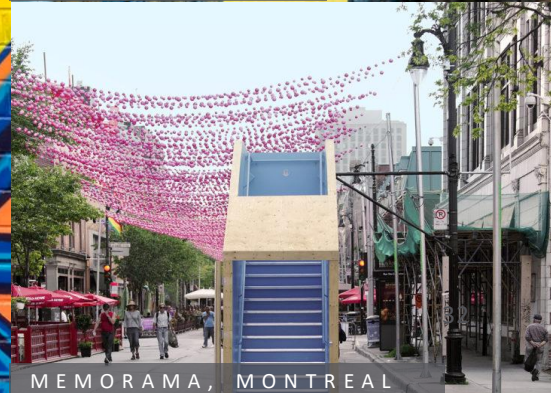
MASQUEAM GRANVILLE STREET, VANCOUVER



ULYSSES CURTIS MURAL BY  
DANILO DELUXO



DANILO DELUXO



MEMORAMA, MONTREAL



# Indigenous Placekeeping

- ▶ Ongoing collaboration with Indigenous rights-holders, designers and creators
- ▶ Exploring opportunities such as:
  - Arts Procurement
  - Hardscaping & Paving
  - Landscaping & Ecology
  - Site Furnishings & Materials
  - Naming Opportunities
  - Gathering Spaces



CARCROSS COMMONS, YUKON



INDIGENOUS URBAN AGRICULTURE  
EVERGREEN BRICKWORKS



KNOWLEDGE HOUSE,  
UNIVERSITY OF TORONTO





## Outdoor Markets



HEADWEST MARKETPLACE, ALAMEDA

## Recreation



SPORTTGEBOUW, NETHERLANDS

## Sustainable Design



INSTANT CITY LIFE, COPENHAGEN

## Experiential



EYE CANDY POP-UP, TORONTO

## Public Art



THE WATER GUARDIANS, TORONTO

## Cultural Programming



DOWNSVIEW PARK POW WOW, TORONTO





SNAX

TOYSTOP





What types of arts and culture programming would you like to see?





07

# Sustainable & Healthy







# Vision of Sustainability

- ▶ Adopt innovative energy strategies to create a low-carbon community
- ▶ Incorporate sustainable building design features
- ▶ Integrate and extend city nature into the district to promote biodiversity, health and wellness
- ▶ Target to exceed the City's minimum green standards requirement







CopperBrew

Follow the Grain

Islandaria

Hammam





## Linear Parks



## Squares / Plazas



## Neighbourhood Parks



## Rooftop Amenities



## Indoor Open Spaces



## Public Realm (Blue-Green Infra)





The background of the slide is a conceptual rendering of a lush, green landscape. It features several tall, leafy trees with dense green foliage. In the foreground, there are flowering bushes with bright pink or magenta blossoms. The sky is a uniform, overcast grey. The overall scene is a dense, natural environment.

What are the best ways to deliver  
sustainable, low-carbon neighbourhoods?





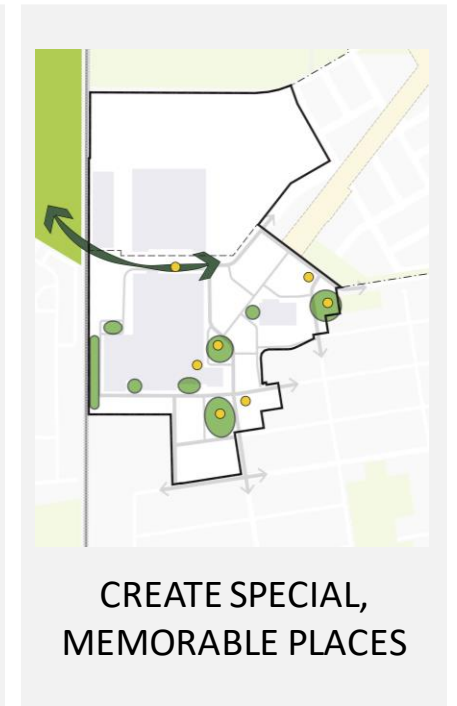
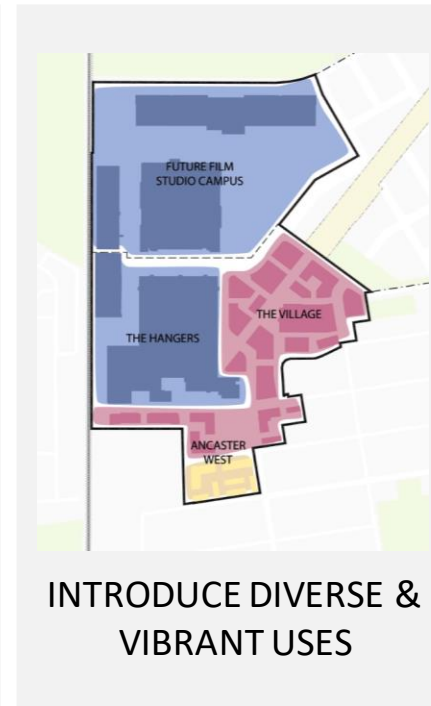
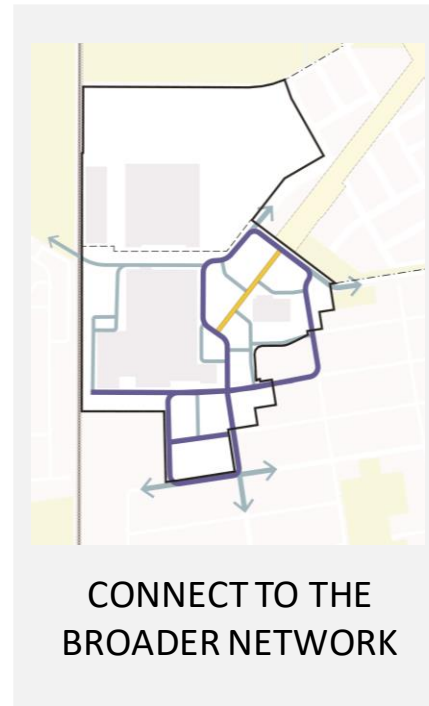
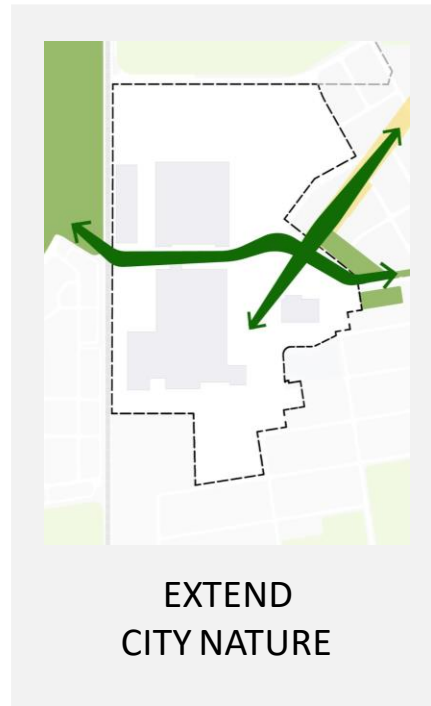
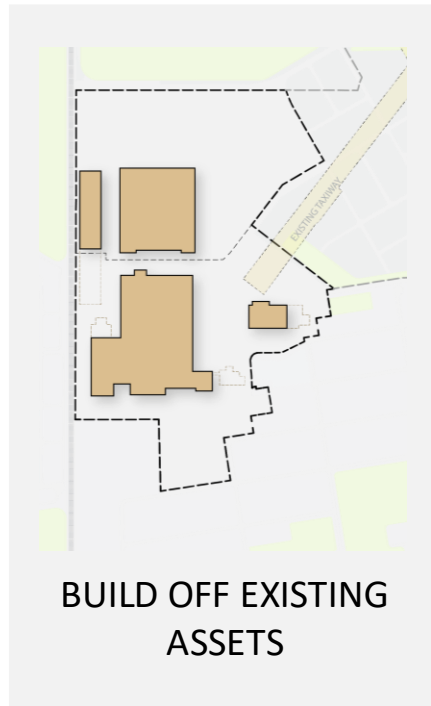
# 08 Evolving Plan



CONCEPTUAL RENDERING



# Structuring Elements of the District







**3,000** New Homes

**7,000** Direct Jobs

**6 acres** Open Space (2.5 ha)

**7,000** Direct Jobs

**6 acres** Open Space (2.5 ha)







09

# Next Steps



CONCEPTUAL RENDERING





# What's Next?

2022 January	February	March	April	May	...	2+ Years
<ul style="list-style-type: none"><li>▶ Round 1 Consultation Summary Reports</li></ul>	<ul style="list-style-type: none"><li>▶ Ongoing Youth Engagement</li></ul>	<ul style="list-style-type: none"><li>▶ Emerging 1st District Plan</li><li>▶ Virtual Public Townhall</li><li>▶ Indigenous Sharing Meeting</li><li>▶ African, Caribbean &amp; Black Engagement</li></ul>	<ul style="list-style-type: none"><li>▶ Round 2 Consultation Summary Reports</li></ul>	<ul style="list-style-type: none"><li>▶ 1st District Plan Submission to the City of Toronto</li></ul>		<ul style="list-style-type: none"><li>▶ Ongoing Consultation Process</li></ul>

WE ARE HERE



Visit [NorthcrestTogether.ca](https://NorthcrestTogether.ca):

- ▶ Take the survey
- ▶ Join our mailing list

Follow Us    
[@Northcrestdev](https://www.instagram.com/Northcrestdev)

Contact Us:

Ian Hanecak

Manager, Community &  
Stakeholder Relations

[ihanecak@northcrestdev.ca](mailto:ihanecak@northcrestdev.ca)

(647) 821-6916





# 10 Discussion



CONCEPTUAL RENDERING





## DISCUSSION

### JOBS & OPPORTUNITIES:

- ▶ What is the best way to work with the community on workforce development?
- ▶ How can we leverage existing programs and groups that are already active in this space?

### HOMES & AMENITIES:

- ▶ What are the community amenities that you would like to see in this new neighbourhood?

### WALKABLE & CONNECTED:

- ▶ What are the most important features of a safe, accessible and connected neighbourhood?

### VIBRANT PUBLIC SPACES & CULTURE:

- ▶ What types of arts and culture programming would you like to see?

### SUSTAINABLE & HEALTHY:

- ▶ What are the best ways to deliver sustainable, low-carbon neighbourhoods?



CONCEPTUAL RENDERING